



An
Bord
Pleanála

Record of Meeting ABP-311871-21

Case Reference / Description	280 no. residential units (16 no. houses, 264 no. Build to Rent apartments). Ashwood Farm, Glenamuck Road South, Carrickmines, Dublin 18.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	8 th March 2022	Start Time	10.00am
Location	Remotely via Microsoft teams	End Time	11.46am
Chairperson	Stephen O'Sullivan	Executive Officer	David Behan

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
David Behan, Executive Officer

Representing Prospective Applicant:

Cliona Eogan, Cairn Homes
Aidan McLernon, Cairn Homes
Paula Galvin, MHP
Kayleigh Sexton, MHP
Peter McGovern, HJL
Leonardo Portella, HJL
Sophie Probet-Hughes, Avison Hughes
Nick Fenner, DBFL
Dan Reilly, DBFL
Thomas Jennings, DBFL

Representing Planning Authority

Shane Sheey, Senior Executive Planner
Miguel Sarabia, Executive Planner
Sean Keane, Senior Executive Engineer (Transport)
Johanne Codd, Executive Engineer (Drainage)
Donal Kearney, Assistant Parks Superintendent

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public once the Opinion has issued,
- ABP received a submission from the PA on, 2nd December 2021, providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000, as amended and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated, 5th November 2021 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, as amended, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Core Strategy and Residential Density**
- 2. Traffic and Transport, inter alia, GDDR (programme and phasing)**
- 3. Design and Layout, inter alia, open space strategy, elevations of the apartments,**
- 4. Daylight and Sunlight Analysis,**
- 5. Any Other Business**

1. Core Strategy and Residential Density

ABP Comments:

- How the delivery of the proposed development will relate to the completion of Greater Dublin Distributary Road, (hereafter GDDR).
- The LAP phasing in relation to the GDDR, and its potential increase to 1,050 units.
- The density of the proposed development in relation to the guidance for Land Parcel 2 in the LAP.

Prospective Applicant's Comments:

- Delays to delivery of GDDR have been unique, due to covid and design change.
- Funding is in place, and tendering process will begin this summer, with completion in Quarter 4 of 2022.
- This will allow certain units to be completed and parcel 2 will raise density to 45-55 range

Planning Authority's Comments:

- Concern expressed at previous and further possible delays to GDDR.
- The proposal is considered premature pending the construction of the GDDR.
- Prospective applicant was advised of parameters of LAP with regard to density.
- PA maintains its position as per draft plan.

2. Traffic and Transport, inter alia, GDDR (programme and phasing)

ABP Comments:

- Clarity as to how development will be linked to development of the GDDR
- A clear link should be provided into the adjoining Willow Glen estate.
- Clarity the public transport provision to the site

Prospective Applicant's Comments:

- Enabling works has been carried out for the GDDR and the transport consultants are also involved in the tender documents for the design of the GDDR. Construction is expected in 2022.
- The proposed development will be carried out in 2 phases to relieve traffic congestion.
- Clarity required around the final intention for the connection into Willow Glen estate

Planning Authority's Comments:

- PA will engage in further discussions with the prospective applicant

3. Design and Layout, inter alia, open space strategy, elevations of the apartments

ABP Comments:

- The documents have not detailed the functionality and useability of communal and/or public open spaces.
- The elevational treatment of Blocks 1-3 is not presented as a high-quality scheme.

- The visual impact should provide an assessment of the impact along the proposed GDDR
- Material Contravention of the LAP for height to be discussed
- Plans and sections have not detailed the treatment between the site and GDDR

Prospective Applicant's Comments:

- Proposed development has a generous setback from the GDDR
- Garden spaces and a south facing open space have been allowed for.
- Blocks are set 22m apart
- Formal and informal play spaces will be in place
- 32% of site given over to open spaces
- Pedestrian and bicycle access to GDDR and sections are included to illustrate sufficient links between the site and the GDDR
- Planting will give screening and provide woodland area, with tree walk
- High quality brick work to be used negate visual impact
- Gradient makes higher buildings appear at level with lower storey blocks

Planning Authority's Comments:

Prospective applicant to deliver attractive and vibrant streetscapes

4. Daylight and Sunlight Analysis

ABP Comments:

- Submitted report not of a sufficient standard
- Prospective applicant should demonstrate clearly compensatory measures employed.
- The Daylight and Sunlight of ground floor units to be included in the assessment of residential amenity for the occupants.

Prospective Applicant's Comments:

- The updated report will identify and mitigate any results which do not meet the BRE guidance levels
- It is acknowledged that the daylight/sunlight analysis is not complete
- It is hoped that compliance with the BRE guidance will be between 80-89%

Planning Authority's Comments:

- Prospective applicant must show compliance with regulations.
- The information in the daylight/ sunlight is noted

5. AOB

ABP Comments:

- Swales/ SUDS features are not shown on submitted documents

Prospective Applicant's Comments:

- Will liaise with the drainage department and Irish Water

Planning Authority's Comments:

- Prospective applicant to liaise with drainage department

Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published.
- A Schedule of Documents and Drawings should be submitted with the Application.
- Sample notices, application form and procedures are available on the ABP website.
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie.

Stephen O'Sullivan
Assistant Director of Planning
March, 2022